160.0	0003	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,053,500 / 1,053,500
					USE VALUE: 1,053,500 / 1,053,500
					ASSESSED: 1,053,500 / 1,053,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICHARD JAMES P
Owner 2:	RICHARD DEBORAH B
Owner 3:	
Street 1:	119 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURNS JOHN R & ANN C -
Owner 2:	-
Street 1:	119 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 2722 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	535,000	4,000	514,500	1,053,500
Total Card	0.241	535,000	4,000	514,500	1,053,500
Total Parcel	0.241	535,000	4,000	514,500	1,053,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.03 | /Parcel: 387.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106799
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	535,000	4000	10,500.	514,500	1,053,500	1,053,500	Year End Roll	12/18/2019
2019	101	FV	410,000	4000	10,500.	514,500	928,500	928,500	Year End Roll	1/3/2019
2018	101	FV	371,000	4000	10,500.	455,700	830,700	830,700	Year End Roll	12/20/2017
2017	101	FV	371,000	4000	10,500.	382,200	757,200	757,200	Year End Roll	1/3/2017
2016	101	FV	371,000	4000	10,500.	382,200	757,200	757,200	Year End	1/4/2016
2015	101	FV	355,800	4000	10,500.	330,800	690,600	690,600	Year End Roll	12/11/2014
2014	101	FV	355,800	4000	10,500.	319,700	679,500	679,500	Year End Roll	12/16/2013
2013	101	FV	355,800	4000	10,500.	304,300	664,100	664,100		12/13/2012

!12521!

PRINT

Date	Time
12/11/20	02:36:16

LAST REV

Date	Time
11/02/18	12:59:57

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12521

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS JOHN R &	51944-183		12/2/2008	Change>Sale	658,000	No	No		
	10847-243		5/19/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2010	314	Porch	10,000	C				REPLACE FRONT PORC
8/18/2009	709	Re-Roof	11,200					
12/11/2008	1497	Redo Kit	50,000					2 bath renovations
11/19/2008	1432	Inter-De	5,800					
10/14/1994	549	Manual	4,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	Meas/Inspect	HS	Hanne S
11/6/2008	Meas/Inspect	189	PATRIOT
1/28/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA:	0.24105	Total SF/SM:	10500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 514,500	Spl Credit	Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16980195
Const Adj.:	0.99792004
Adj $ / SQ:	145.921
Other Features:	95277
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560756
Depreciation:	25795
Depreciated Total:	534961

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

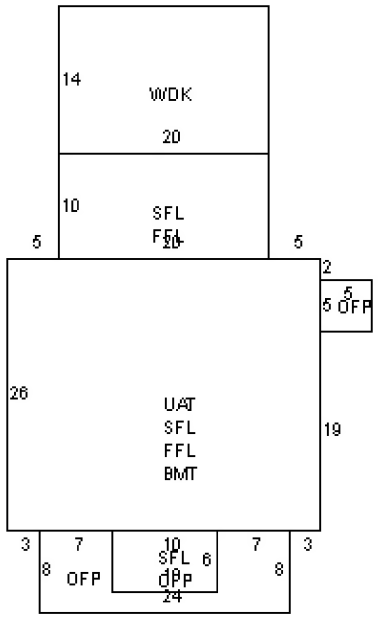
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.56
Special Features:	0	Val/Su Net:	153.21
Final Total:	535000	Val/Su SzAd	264.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,040	145.920	151,758
FFL	First Floor	980	145.920	143,003
BMT	Basement	780	69.390	54,121
WDK	Deck	280	9.550	2,674
OFP	Open Porch	217	24.050	5,220
UAT	Upper Attic	195	58.370	11,382

Net Sketched Area:	3,492	Total:	368,158
Size Ad	2020	Gross Are	4077	FinArea	2722
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	AV	1920	20.44	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc